

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 21, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

107-DR-2005
Kyoto Restaurant

LOCATION

7170 E. Stetson Drive

REQUEST

Request approval of a site plan, landscape plan and elevations for a new restaurant to replace the existing Kyoto Restaurant.

OWNER

Masa Kudo
480-990-9374

ENGINEER

Morea-Hall Engineering,
Inc.
602-258-4428

ARCHITECT/
DESIGNER

Sam J. West, Architect
480-994-5728

APPLICANT

Sam West
480-994-5728

BACKGROUND

Zoning.

The subject parcel(s) are zoned Central Business District/Downtown Overlay (C-2/DO). The C-2/DO zoning district allows for a range of uses including restaurant, residential, retail, gallery, etc.

Context.

The site is located west of Scottsdale Road, on Stetson Drive, directly adjacent to the Stetson Mixed Use Canal project, which was approved under case #95-DR-2004, and is currently under construction. The subject parcel also fronts the canal bank on the north side, and is directly south of the Waterfront Project, which is currently under construction.

Adjacent Uses:

- North: The Waterfront Project (Mixed use residential & Commercial), in a Downtown Regional Commercial Office, Type 2, Planned Block Development/Downtown Overlay (D-RCO 2/DO) zone.
- South: Retail commercial store fronts in a Central Business District/Downtown Overlay (C-2/DO) zone.
- East: Retail and restaurant uses in a Central Business District / Downtown Overlay (C-2/DO) zone.
- West: Mixed use project including retail, office, restaurant, and personal services (currently under construction) in a Central Business District/Downtown Overlay (C-2/DO) zone.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval of a site plan, landscape plan, and elevations for a proposed new restaurant building at 7170 E. Stetson Drive. The applicant is proposing to demolish the existing restaurant, build subterranean parking, and construct a new restaurant above the underground parking.

The applicant's proposal includes the demolition of an existing restaurant building and replacement with a two-story mixed-use structure (Retail/Office/Restaurant), with ground floor retail, and office and restaurant uses on the 2nd floor. Access is proposed in two locations. The first is on the eastern edge of the property, and enters along a drive isle down to subterranean parking under the structure. The second access point is a shared driveway with the parcel to the west (known as the Stetson Mixed Use project), which provides service access (trash, utilities etc.) and access to additional parking which would be located along the northern property line of the subject parcel. The site plan also includes a patio area between the structure and Stetson Drive, along with a walkway along the eastern side of the structure to the main entrance to the restaurant/office spaces on the second floor. When, or if, the City were to abandon the alleyway to the east of the subject property, this pedestrian connection could be made to the north toward what may ultimately become the Soleri bridge.

Architecturally, the applicant is proposing a Mediterranean look, utilizing mission clay roof tile, beige/gray colored plaster (Sherwin Williams #7038), ledger stone (Owens Corning Ledger Stone PF 8015), red canvas awnings on black painted metal standards (Sherwin Williams #6990), metal window and door frames painted green (Sherwin Williams #6454), and pacific clay walkways, drives, and decks (a various blend of redflashed and light ironspot). The decks which would encroach into the public right-of-way along the canal front are proposed to be neutrally painted in the beige/gray colored plaster (Sherwin Williams #7038) with the stone banding on the bottom and top, as mentioned previously. The dimensions of the decks are proposed to be approximately 592 square feet (37 feet x 16 feet) and 1,224 square feet (72 feet x 17 feet) respectively (intrusions in the canal bank right-of-way only; decks are slightly larger including space on the subject property).

The applicant is proposing a landscape plan which includes two Ironwood trees, and five Desert Museum Palo Brea trees; along with a myriad of shrubs including Autumn Sage, Desert Spoon, Lantana, and ground Morning Glory.

Development Information:

- Existing Use: Restaurant
- Proposed Use: Restaurant/Office or Retail
- Parcel Size: 15,815 Square Feet
- Building Size: 13,374 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 40
- Parking Provided: 47
- FAR Max: 1.3
- FAR Proposed: 0.85

DISCUSSION

The applicant has proposed a mixed-use project on a relatively small parcel in the retail specialty area of the Downtown, in an area generally characterized by

small retail shops and restaurants. This portion of the Downtown is identified in the Downtown Design Guidelines as the 5th Avenue Specialty District. The following represent the key areas of discussion regarding this project:

Urban Design Guideline Objectives:

The first three Urban Design Objectives for the 5th Avenue district are not applicable to this project (strengthen 5th Avenue's specialty retail shopping environment, create a pedestrian and trolley connection to the West Main district along Marshall Way, and take advantage of the Couplet). The following two objectives are directly relevant. The Objective is in bold italics, and staff analysis follows:

Improve the potential of the Arizona Canal frontage as a walking promenade with shops, restaurants, and other activities carefully linked to 5th Avenue.

Staff Analysis: The proposed project accomplishes this goal by orienting the proposed patios toward to the canal bank. These decks will open up the space toward what will ultimately be a pedestrian experience along the canal water's edge; with the City designing and constructing the proposed improvements to the canal bank.

Improve the character and continuity of the district's street spaces.

- ***Require covered walkways on all new buildings on 5th Avenue, 6th Avenue, and Stetson Drive. Encourage them on all other building frontages in the district.***
- ***Provide street tree plantings in new development and encourage similar planting on existing building frontages.***

Staff Analysis: The applicant is not proposing any covered walkways over the Stetson Drive frontage. Alternatively, the applicant is proposing a patio space adjacent to the street frontage with landscape and a low block wall. This is in conflict with the guidelines in this regard, but at the same time creates a nook in the street scene, and there is an alley directly to the east of the subject parcel which serves as the primary access point for the parcel to the east of the alleyway; so there is already a break in the arcade at that location. Generally speaking, the City would not want to break the rhythm of the buildings in the overall district, especially along 5th Avenue where a substantial character has evolved with covered overhangs from the roof line to the curbface. In this location, the patio courtyard will create a feeling of openness at the location, with a relatively wide walk path (six to eight feet) to the rear (northerly) portion of the property, with the ultimate pedestrian connection being contemplated to the canal through the City alleyway.

The applicant is proposing to plant street trees (Ironnwood) along the frontage which would create additional softscape within the district and accomplishes the goal of tree plantings outlined above.

Interaction with the City's Canal Plan:

The applicant is proposing to encroach into the Canal space for slightly more than 16 feet in overall depth, and slightly more than 50% of the linear frontage of

the structure. In order to remain consistent with past City approvals, staff has prepared a draft stipulation which requires the applicant to remain consistent to those prior approvals and have the patios not encroach more than 16 feet in overall depth, and not be any more than 50% of the linear length of the structure.

Generally speaking, the application accomplishes the goal of creating an interactive environment with the canal frontage. Due to grade differences between Stetson Drive and the canal bank, and as a result of the restaurant being located on the 2nd floor relative to Stetson Drive, there will be a three to five-foot height differential between the decks and the finished canal path. The applicant has proposed to construct a “band” of stone and plaster to create a uniform look to the northerly elevation, and thereby, not create a “cavern” underneath the decks. Overall, the City’s goal has been to open up the canal bank and to encourage pedestrian activity. The proposed site plan will allow for pedestrian movements both into and around the restaurant, and through the subject parcel to Stetson Drive.

OTHER BOARDS AND
COMMISSIONS
STAFF
RECOMMENDATION

None. The Development Review Board’s actions are final in this matter.

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY



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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Aerial Close-Up
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Landscape Plan
 - 6. Elevations

Stipulations for Case: Kyoto Restaurant Case 107-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by SJW Architecture and Planning with a staff receipt date of 8/22/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by SJW Architecture and Planning with a staff receipt date of 8/22/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by SJW Architecture and Planning with a staff receipt date of 8/22/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building.
10. *The maximum building height shall be measured from the average top of curb plus one (1) foot on Stetson Avenue for the front half of the structure. For the back half of the structure, the maximum building height shall be measured from the average top of curb plus one (1) foot along the canal bank.*

SITE DESIGN:**DRB Stipulations**

11. *The applicant shall apply for, and have approved, an abandonment of the alleyway on the north side of the property, prior to issuance of any building permit.*
12. *Prior to issuance of any building permit, the applicant shall be required to apply for, and receive approval, a license agreement with the City of Scottsdale for any improvements located in the SRP right of way.*
13. *The proposed decks at the north end of the site shall not encroach over the canal bank more than sixteen (16) feet and shall not exceed fifty (50) percent of the linear footage of the north face of the building.*
14. *The applicant shall coordinate with the utility company (SRP) to provide screening for the proposed transformer located to the west of the building. The site plan and landscape plan shall be revised to show the final solution, to the satisfaction of the General Manager of Planning & Development Services or designee.*
15. *Prior to issuance of any building permit, the applicant shall receive approval from the General Manager of Planning & Development Services or designee for a plan showing the pedestrian connection between the proposed development and the Canal bank. Such a plan shall not include any proposed public access easement through the subject patio and/or building, and shall only include potential access points along the outside of the structure into and around the proposed structure.*

LANDSCAPE DESIGN:**DRB Stipulations**

16. *The landscaping around the perimeter of the proposed decks shall be consistent with the landscape palette approved for the Bridge and Canal Bank Improvements as per case 69-DR-02.*

Ordinance

- A. Fifty (50) percent of the trees provided for this site shall be mature, as defined in Article III of the Zoning Ordinance.
- B. All plant species on site shall be selected solely from the Arizona Department of Water Resources (ADWR) Low Water Use / Drought Tolerant Plant List.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

17. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
18. The individual luminaire lamp shall not exceed 250 watts.
19. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
20. All exterior light poles, pole fixtures, and yokes, and bollards shall be a flat black or dark bronze, except as proposed in this application to include the proposed natural stone bollards.
21. Incorporate into the project's design, the following:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
 - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires exceeding 175 watts shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 22. *The site plan shall show a minimum of one (1) van accessible parking space and one (1) regular accessible space. Both accessible spaces shall include striped access aisles, in accordance with Article IX of the Zoning Ordinance.*
- 23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 24. No exterior vending or display shall be allowed.
- 25. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Site Plan dated August 21, 2006, prepared by SJW Architect, with a staff receipt date of August 22, 2006.
28. Revised Preliminary Drainage Report prepared by Morea-Hall Engineering, Inc., dated August 25, 2006, with a staff receipt date of August 25, 2006.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

29. A property assemblage for the subject parcels must be approved prior to issuance of any building permit.
30. The developer shall submit copies of written verification and permission from the Army Corps of Engineers and the Maricopa County Flood Control District allowing the encroachment into their easements along the Canal (if any exist at this specific location), prior to issuance of any building permit.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

31. A final drainage report shall be submitted that demonstrates consistency with the Preliminary Drainage Report accepted in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
32. The final Grading and Drainage Plan shall show the existing storm drain and clearly demonstrate that the drainage from this site will not create an adverse impact on adjacent properties or the City's street and right-of-way.
33. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- C. On May 24, 2006, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
 - (1) The site is less than ½ acre and is located in the downtown fee reduction area.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

- (2) Drywells are not permitted.

F. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Stetson Drive	Collector	35' half street (existing)	vertical	Vertical	existing

DRB Stipulations

34. The developer shall construct a driveway adjacent to the existing alley to the east as shown on the site plan.
35. All driveways, parking areas and areas over underground parking shall be designed to a minimum 83,000 pounds gross vehicle weight.
36. The developer shall designate a fire lane and emergency access as required by any applicable building or fire codes.
37. The developer shall provide all weather access road (min. 16' wide) to all buildings and hydrants from the right-of-way during construction.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- H. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

38. The developer shall provide a minimum parking-aisle width of 24 feet, except on the 1st level where the existing APS transformers and switching boxes are located.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

39. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - Refer to the following figures: 5.3-26 of Section 5.3 of the City's Design Standards and Policies Manual, 2006 Update.

40. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Stetson Drive Road except at the approved driveway location.

41. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

J. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Public Utility Easement:

- (1) A public utility easement or shall be dedicated over the electrical/utility facilities, transformers or switching cabinets located on the property. This easement requirement may be eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

- 42. A refuse enclosure with grease containment area is required for this site and shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail# 2146-2. Plans shall be revised to show a correct configuration of refuse enclosure with a grease containment area. The conceptual location of this trash enclosure is approved with this application.
- 43. If there is insufficient refuse capacity, the applicant will be required to pick up trash more regularly, as required by the City of Scottsdale.

Ordinance

- M. Underground vault-type containers are not allowed.
- N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations****Private Sewer System**

45. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
47. The developer shall abandon/remove the existing unused 8" VCP sewer line located in the existing 20' alley easement along the north-easterly property line per City of Scottsdale Water Resources requirements.

Ordinance**LOCATION & CLEARANCE.**

- Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

GREASE INTERCEPTORS.

- R. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

48. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into

a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

Kyoto Restaurant
7170 E. Stetson DR.
Scottsdale, Az

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: 15/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. ALL DRIVEWAYS, PARKING AREAS, AND AND AREAS OVER UNDERGROUND PARKING SHALL BE DESIGNED TO A MIN. 83,000 LBS. GVW.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



SAM J. WEST III
ARCHITECT,

107-DR-2005
REV: 04/18/2006

March 16, 2006

Project Narrative

The Kyoto Japanese Restaurant is in a building about thirty-five years old. The building has been added to and remodeled several times. The building design is consistent with buildings designed in that time period and has been consistent with several buildings in the immediate vicinity until recently. The changes along both sides of the canal bank in this area make the building look out of place. Photos of buildings in the area are attached.

This restaurant has been here more than twenty-two years. During that time the owner has developed a local restaurant business which is a landmark. With all the changes occurring in the area the owner wants to upgrade the building and develop a visually satisfying presence on the canal.

Examination of the building shows utilization of the existing building as part of improving the property is not economically feasible. The study has resulted in the goal of creating a mixed use project by relocating the existing Kyoto Bowl Restaurant on this site and adding retail and office space. This goal creates several challenges, some of which are:

- Developing a pleasing and functional connection with the canal bank improvements.
- Creating a pedestrian connection between the canal and Stetson Drive
- Keeping the restaurant in business while new facilities are built.
- Increasing existing parking by creating new on site parking.
- Increasing the use of the property by adding retail and office components.
- Improving the built environment along Stetson Drive.

The proposed building accomplishes all the objectives.

The use of dining decks along the canal creates a strong connection with the soon to be installed pedestrian paths along the canal.

The orientation of the building, the decks and the pedestrian plaza will provide a connection from the canal and the future park to Stetson Drive. The connection is further strengthened by the use of folding glass doors on the northeast end of the restaurant.

Kyoto Restaurant 040817: 1 of 2

8160 NORTH HAYDEN, BUILDING J, SUITE #210
SCOTTSDALE, ARIZONA
85258-2467

TELEPHONE: 480.994.5728
TELEFAX: 480.994.5718
EMAIL: SAM@SAMJWEST.COM

ATTACHMENT #1



SAM J. WEST III
ARCHITECT,

The proposed plaza will allow pedestrian access to the eastern end of Stetson Drive in a far more pedestrian friendly atmosphere than a Scottsdale Road access would provide. The building is set back somewhat from Stetson Drive. This promotes a more open view coming from the east. It is a continuation and transition from the plaza feel on the east side of the building. The intent of the Downtown Guidelines to provide shade along sidewalks will be accomplished by planting trees. This will be very similar to the shade provided by the trees at the Bischoff plaza located southeast of Main and Brown. The building will have a patio with a street entrance along with a low plaster wall on the Stetson Drive side.

The onsite parking will be increased from seventeen spaces to fifty-five spaces. This reduces the demand for off site parking, which increases the amount of available public parking.

The introduction of retail and office space will promote more daytime pedestrian traffic.

No common design theme (or look) exists in the area. The building design spectrum ranges from southwestern low, one story, slump block to thirteen story towers. See attached photos.

The building design is a continuation of the individuality expressed in building design throughout Downtown Scottsdale. This building exterior uses the same types of exterior finish materials (clay roof tile, stone, brick and plaster) found in all the new buildings north and south of the canal. The exterior materials proposed for this project will be different in color and texture. The roof tile is the same as one of the tiles being used on the new retail buildings along Marshal way north of the canal.

Suspended, retractable canvas awnings will be utilized to provide adjustable shade as needed during times when the sun or temperatures require shade. These awnings are an integral part of the building design and will introduce a festive atmosphere to the building. All four sides of the building are on public ways and have been given careful design consideration.

The restaurant portion of the new building will be constructed first, thus making it possible for the restaurant to stay in operation throughout the construction process. The existing building will be demolished upon completion of the restaurant portion of the new building.

Kyoto Restaurant 040817: 2 of 2

8160 NORTH HAYDEN, BUILDING J, SUITE #210
SCOTTSDALE, ARIZONA
85258-2467

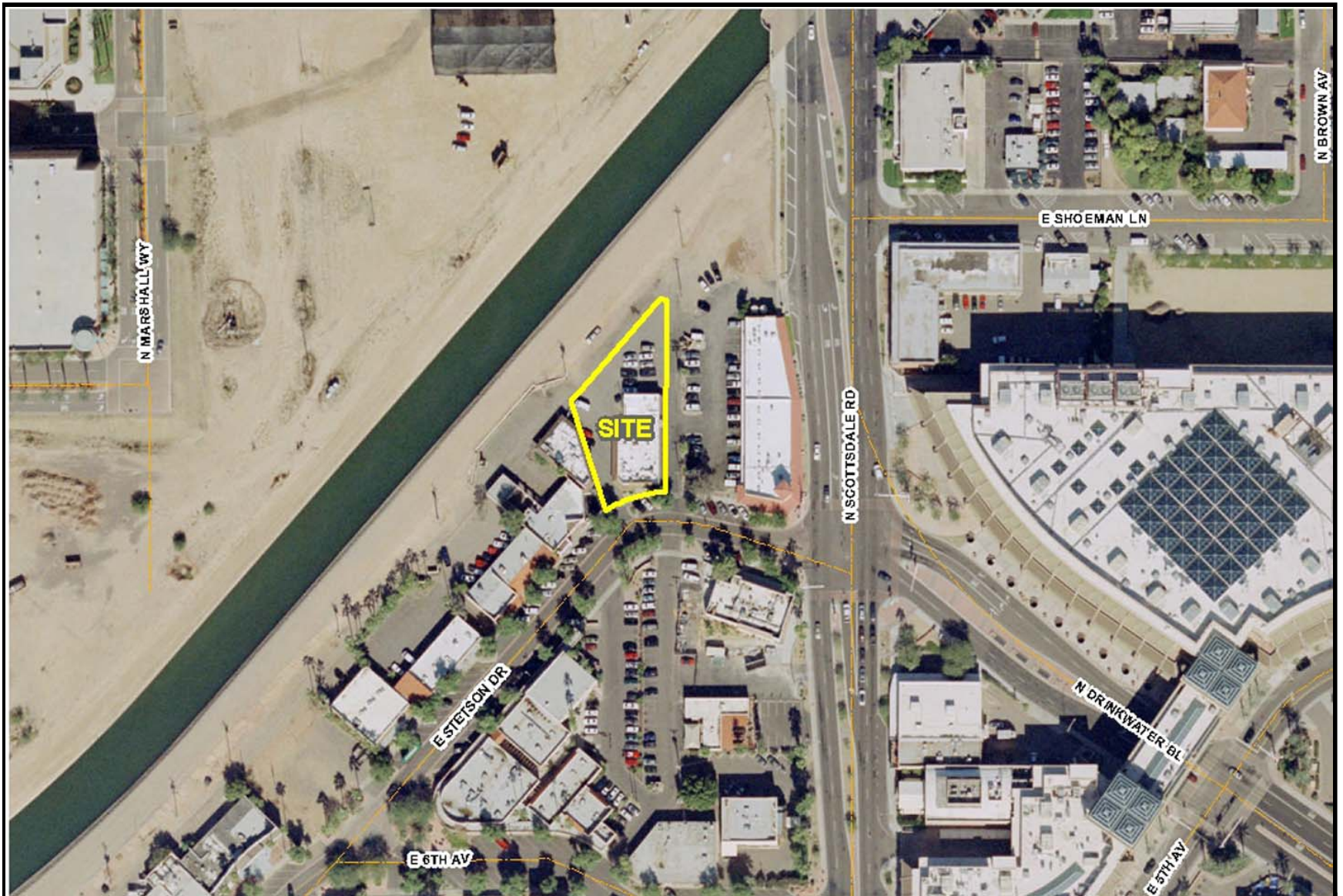
TELEPHONE: 480.994.5728
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EMAIL: SAM@SAMJWEST.COM



Kyoto Bowl Restaurant

107-DR-2005

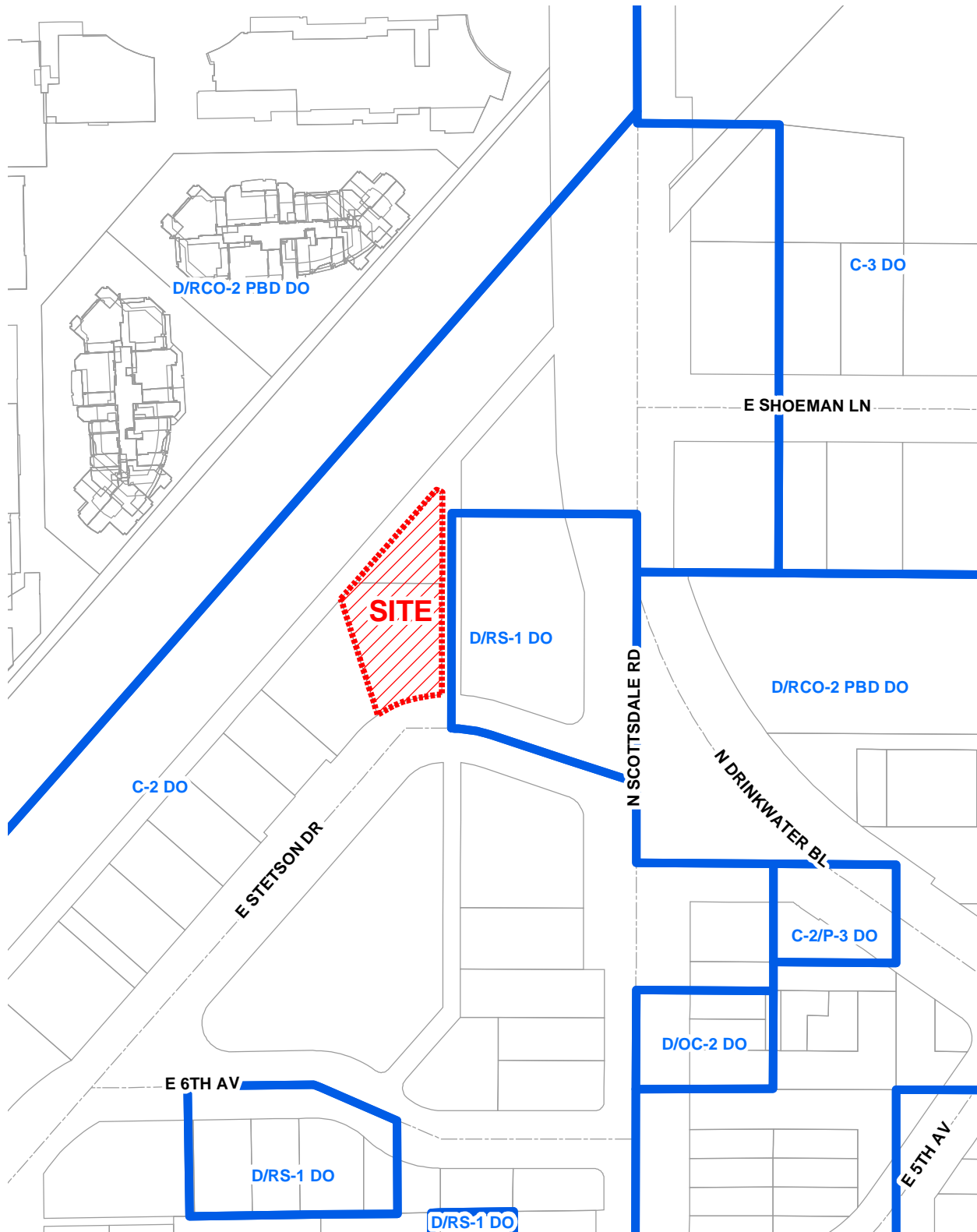
ATTACHMENT #2



Kyoto Bowl Restaurant

107-DR-2005

ATTACHMENT #2A

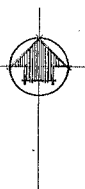


107-DR-2005

ATTACHMENT #3

I

NOTE:
REFER TO SITE PLAN WORKSHEET FOR
DIMENSIONS AND ADDITIONAL DATA.



ARIZONA CANAL

EDGE OF CANAL

DECK ABOVE --

8" CMU RETAINING WALL

PROPOSED CANAL BANK

10' PATIO SETBACK LINE

ELECTRICAL SWITCH CABINET

ELECTRICAL TRANSFORMER ✓

NEW PLASTER OVER CON-
DUMPTER ENCLOSURE
WITH WOOD GATHS

~~EXISTING BUILDING
TO BE REMOVED~~

Downloaded from <http://ajphaphapublications.sagepub.com/> at 11:01 11 May 2015

DKR RACK-----

NEW UNDERGROUND POWER LINE

NEW DRIVE www.chevrolet.com
DRIVE ON. FOLLOW THE CONVENTION.

NEW BUILDING

EAST STETSON DRIVE

STAIR WALL LINE ABOVE

NEW PAVING BRICK PLAZA

Keywords: child sexual abuse; disclosure; social support

SCOTTSDALE ROAD

PROJECT DATA:		
ADDRESS:		
ACORNDALE		
SUBJECTS PURCH. NUMBERS		
ZONING:		
NET LOT AREA	17.00 AC. PL. PT.	361.36 ACRES
GARAGE BUILDING AREA	10.574 SQ. FT.	0.481%
GROSS AREA IN. FL.	2.074 SQ. FT.	
GROSS AREA 2ND FL.	10.400 SQ. FT.	
NET BUILDING AREA	12.474 SQ. FT.	0.005%
NET AREA 1ST FL.	2.074 SQ. FT.	
NET AREA 2ND FL.	10.400 SQ. FT.	
PARKING REQUIRED		
PARKING PROVIDED	42 SPACES	
UNDERGARAGE	21 SPACES	
TUCKERLAND	76 SP.	
MARSH	2 SP.	
RECREATION CREDIT	44 SP.	
RECREATION/LOT CREDIT	0 SP.	
TOTAL	103 SP.	
FRONT OPEN SPACE	1.580 AC. PT.	1.04%
OTHER OPEN SPACE	2.983 AC. PT.	10.34%
TOTAL OPEN SPACE	4.563 AC. PT.	26.48%

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SITE PLAN

107-DR-2005
REV: 8/22/2006

[illegible]

$\Sigma \Delta$

DAVID J. WOOD, III, ARCHITECT AIA
ARCHITECTURE AND PLANNING
1000 NORTH HAYDEN ROAD, SUITE 210
SCOTTSDALE, ARIZONA 85265
TEL 480/345-7110
FAX 480/345-7118
PAX 480/345-7118

NEW BUILDING FOR:
KYOTO JAPANESE RESTAURANT
THE EAST STETSON DRIVE, SCOTTSDALE, ARIZONA

OR, IO 5-HERTS

CANAL BANK PEDESTRIAN
PATH AND LANDSCAPING
BY OTHERS

CONCRETE WALL

VENTILATION FROM BELOW

SERVICE ENCLOSURE

NEW TRANSFORMER

BIKE RACK

DRIVE

LEASE SPACE

DRIVE TO BELOW

DRIVE AND PARKING

36" HIGH PLANTER

PAVING BRICK
PEDESTRIAN PLAZA

DESERT MUSEUM PALO VERDE - CERIDUUM HYBRID

IRONWOOD - OLENYA TESOTA

AUTUMN BAGE - SALVIA GRESSION
SPACING: 4'-0" O.C.

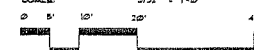
DESERT SPOON - DASYLIRION WHISLERI
SPACING: 5'-0" O.C.

LANTANA - LANTANA MONTEVIDENSIS 'YELLOW'
SPACING: 4'-0" O.C.

GROUND MORNING GLORY - CONVULVULIS MAURITANICUS
SPACING: 2'-0" O.C.

PRELIMINARY
LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



DECORATIVE PAVING MATERIALS & COLORS

WALKS: PACIFIC CLAY BLEND, 40% RED FLASHED, 40% LIGHT IRONSPOT
DRIVES: PACIFIC CLAY BLEND, 60% LIGHT IRONSPOT, 40% RED FLASHED
DECKS: PACIFIC CLAY BLEND, 10% RED FLASHED, 30% LIGHT IRONSPOT

REVISION 4 3/23/2006 RAMP
REVISION 3 4/2/2006 ADJ DRIVE
REVISION 2 4/17/2006 FRONT
REVISION 1 10/20/2005 LANDSCAPE
REVISION 0 10/20/2005 PLANT SERVICES
REVISION 0 10/20/2005 WEST PROP LINE
REVISION 0 10/20/2005 UNUSING FINGER
REVISION 0 10/20/2005 SELECT BERRY
REVISION 0 10/20/2005 NEW SERVICES
REVISION 0 10/20/2006 DAY PROP LINE
REVISION 0 8/15/2006 DRIVES

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

JOB NO. 04551
DRAWN BY: BUN
APPROVED BY:
SCALE: 3/32" = 1'-0"
DATE: 01/01/2004
REVISIONS:
DATE
DESC
BY

PRELIMINARY
LANDSCAPE PLAN

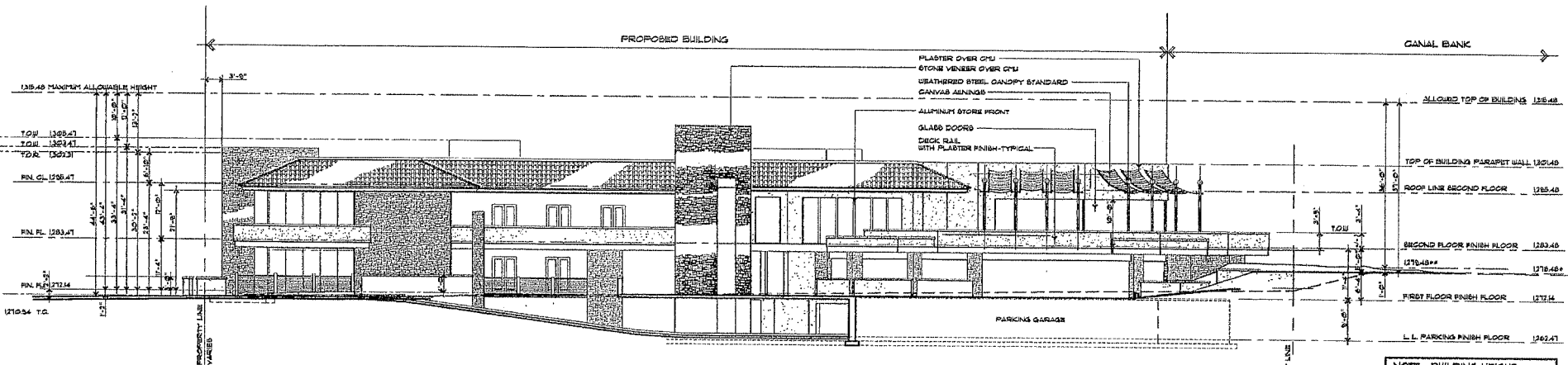
RAY J. LESTER II, ARCHITECT AIA
SCOTTSDALE, ARIZONA 85254
RAY J. LESTER II, ARCHITECT AIA
SCOTTSDALE, ARIZONA 85254
RAY J. LESTER II, ARCHITECT AIA
SCOTTSDALE, ARIZONA 85254

NEW BUILDING FOR
KYOTO JAPANESE RESTAURANT
170 EAST STETSON DRIVE
SCOTTSDALE, ARIZONA

SHEET NUMBER:
L-010
OF SHEETS

107-DR-2005
REV: 8/22/2006

ATTACHMENT #5



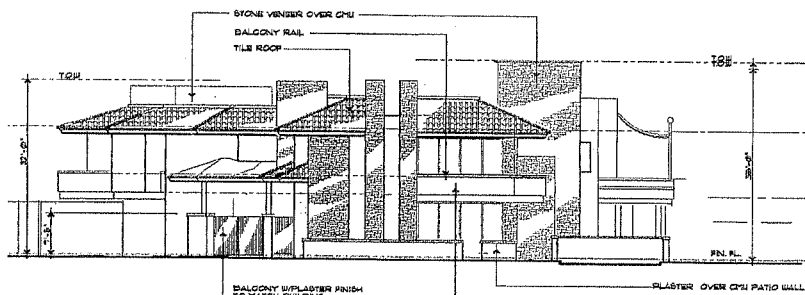
PRELIMINARY EAST ELEVATION - LOOKING WEST

SCALE: 3/32" = 1' - 0"

NOTE: BUILDING HEIGHT

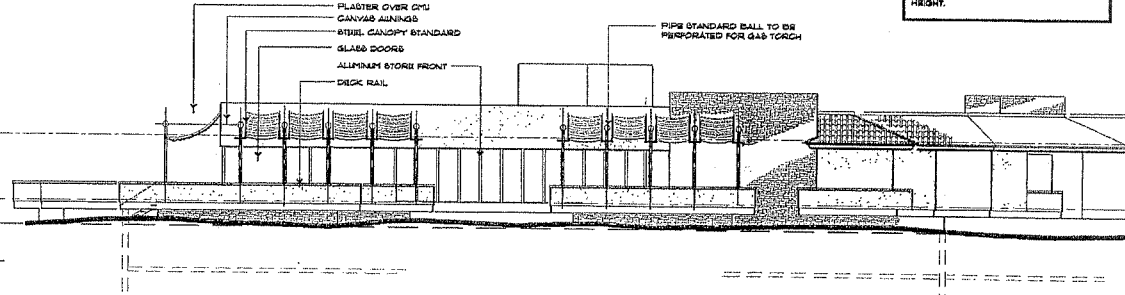
*128.48 IS AVERAGE EXISTING GRADE ALONG SOUTH BOUNDARY OF EXISTING CANAL BANK

*127.48 IS THE BASE ELEVATION FOR CALCULATING ALLOWABLE BUILDING HEIGHT.



PRELIMINARY SOUTH ELEVATION - LOOKING NORTHWEST

SCALE: 3/32" = 1' - 0"



PRELIMINARY NORTH ELEVATION - LOOKING SOUTH

SCALE: 3/32" = 1' - 0"

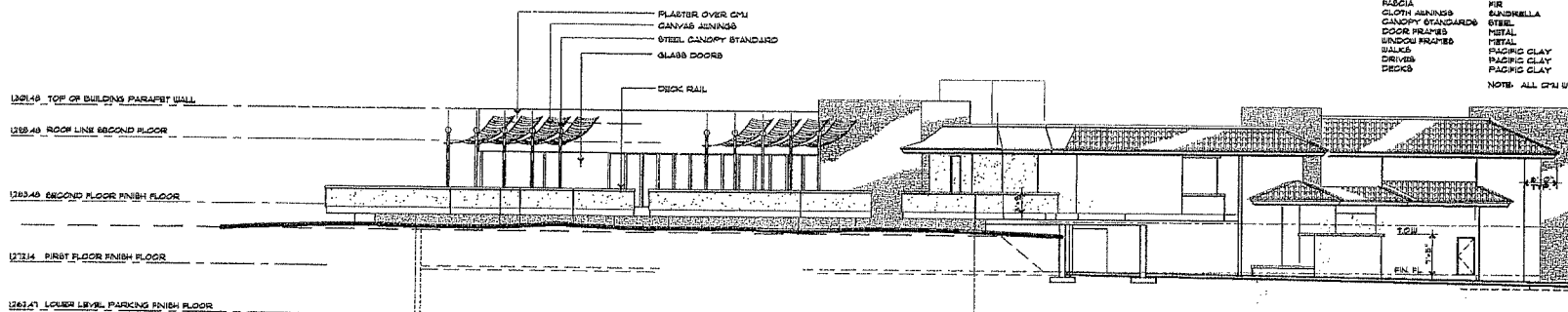
EXTERIOR MATERIALS AND COLORS

ROOF TILE: SCOTT'S
STONE: PLASTER
DECK TRIM: BASSAL
CLOTH AWNINGS: CLOTH AWNINGS
CANOPY STANDARDS: DOOR FRAMES
BRIDGE FRAMES: BALUS
DRIVES: DECKS

HERMION CLAY TILE
PIR
CURVE CORNERS
PLASTER
PACING CLAY
PIR
BANDHILLA
STEEL
METAL
PACING CLAY
PACING CLAY
PACING CLAY

OLD HAGGENDA BLEND
SHERWIN WILLIAMS CLEAR SEALER
LEICKE STONE PM 600
SHERWIN WILLIAMS - 1038
LIGHT IRONSPOT
SHERWIN WILLIAMS - 6464
PIR
SHERWIN WILLIAMS - 6993
SHERWIN WILLIAMS - 6454
SHERWIN WILLIAMS - 6454
BLEND: 80% RED FLASHED, 40% LIGHT IRONSPOT
PACING CLAY: BLEND: 80% LIGHT IRONSPOT, 40% RED FLASHED
PACING CLAY: BLEND: 10% RED FLASHED, 90% LIGHT IRONSPOT

NOTE: ALL CMU WALLS TO HAVE PLASTER FINISH UNLESS NOTED OTHERWISE



PRELIMINARY WEST ELEVATION - LOOKING EAST

SCALE: 3/32" = 1' - 0"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

B+W ELEVATIONS

107-DR-2005
REV: 8/22/2006

JOB NO. 24887
DRAWN BY: BAW
APPROVED BY:
SCALE: 3/32" = 1'-0"
DATE: 10/16/2005

REVISIONS
DATE: 10/16/2005
BY: BAW

REVISIONS
DATE: 10/16/2005
BY: BAW

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